

057.0

0002

0007.A

Map

Block

Lot

1 of 1
CARD

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

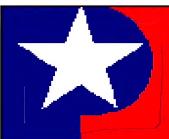
673,800 / 673,800

USE VALUE:

673,800 / 673,800

ASSESSED:

673,800 / 673,800


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
35		FOREST ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: XUE CHENGHAI	
Owner 2: ZHANG LEI	
Owner 3:	
Street 1: 35 FOREST ST	
Street 2:	

Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry	Own Occ:	Y
Postal:	02476		Type:	

PREVIOUS OWNER	
Owner 1: GASCHE RAINER A -	
Owner 2: GASCHE-LANDGRAF STEPHANIE M -	
Street 1: 35 FOREST STREET	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	

NARRATIVE DESCRIPTION
This parcel contains .161 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1951, having primarily Vinyl Exterior and 1764 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS
Code
Descrip/No
Amount
Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)
Use
Code
Description
LUC Fact
No of Units
Depth / PriceUnits
Unit Type

Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101 One Family		7000	Sq. Ft.	Site	0	70.	0.90	5						441,000						441,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	7000.000	232,800		441,000	673,800		37686
							GIS Ref
							GIS Ref
							Insp Date
							09/07/18

PREVIOUS ASSESSMENT								Parcel ID	057.0-0002-0007.A	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	232,800	0	7,000.	441,000	673,800		Year end	12/23/2021
2021	101	FV	224,600	0	7,000.	441,000	665,600		Year End Roll	12/10/2020
2020	101	FV	224,600	0	7,000.	441,000	665,600	665,600	Year End Roll	12/18/2019
2019	101	FV	222,000	0	7,000.	447,300	669,300	669,300	Year End Roll	1/3/2019
2018	101	FV	222,000	0	7,000.	333,900	555,900	555,900	Year End Roll	12/20/2017
2017	101	FV	222,000	0	7,000.	302,400	524,400	524,400	Year End Roll	1/3/2017
2016	101	FV	222,000	0	7,000.	289,800	511,800	511,800	Year End	1/4/2016
2015	101	FV	207,800	0	7,000.	245,700	453,500	453,500	Year End Roll	12/11/2014

SALES INFORMATION								TAX DISTRICT				PAT ACCT.				
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif								Notes
GASCHE RAINER A	70969-283	1	5/4/2018		655,500	No	No									
SWAIM DAVID R/M	48084-183		8/30/2006		427,500	No	No									
GLITZENSTEIN LI	33734-525		9/28/2001		345,000	No	No									
YACOVONE MARK E	30164-260		5/13/1999		238,000	No	No									
SAMPSON JOSEPH	22439-464		9/29/1992		157,000	No	No	Y								

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
4/27/2012	537	Addition	41,000					remove 6x13 EFP, r	9/7/2018	MEAS&NOTICE	BS	Barbara S					
									3/31/2009	Measured	372	PATRIOT					
									1/3/2009	Meas/Inspect	294	PATRIOT					
									12/5/2001	MLS	MM	Mary M					
									6/19/2000	MLS							
									1/24/2000	Mailer Sent							
									1/24/2000	Measured	263	PATRIOT					
									12/1/1991		PM	Peter M					
									Sign:	VERIFICATION OF VISIT NOT DATA						/	/

EXTERIOR INFORMATION

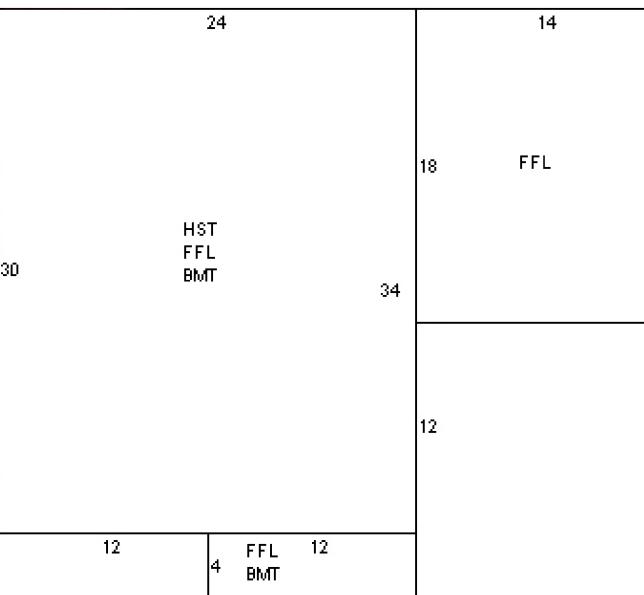
Type:	5 - Cape
Sty Ht:	1H - 1 & 1/2 Sty
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	8 - Brick Veneer 10%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	GRAY
View / Desir:	

BATH FEATURES

Full Bath:	2	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

EST BMT.

SKETCH

Sum Area By Label :
HST = 720
FFL = 1020
BMT = 768

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1951
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	1 - Drywall
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	4 - Carpet 25%
Bsmnt Flr:	4 - Carpet
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

DEPRECIATION

Phys Cond: AV - Average

31. %

Functional: %

Economic: %

Special: %

Override: %

Total: %

31

31 %

31 %

REMODELING**RES BREAKDOWN**

Exterior:

Interior:

Additions:

Kitchen:

Baths:

Plumbing:

Electric:

Heating:

General:

No Unit

RMS

BRS

FL

1

5

2

Totals

1

5

2

CALC SUMMARY

Basic \$ / SQ: 110.00

Size Adj.: 1.35000002

Const Adj.: 1.01052248

Adj \$ / SQ: 150.063

Other Features: 75000

Grade Factor: 1.00

NBHD Inf: 1.00000000

NBHD Mod:

LUC Factor: 1.00

Adj Total: 337405

Depreciation: 104596

Depreciated Total: 232810

COMPARABLE SALES

Rate

Parcel ID

Typ

Date

Sale Price

WtAv\$/SQ:

AvRate:

Ind.Val

Juris. Factor:

Before Depr: 150.06

Special Features: 0

Val/Su Net: 108.38

Final Total: 232800

Val/Su SzAd 168.70

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu # Ten
FFL	First Floor	1,020	150.060	153,064	BMT	100	GFB	50	G
BMT	Basement	768	72.030	55,319					
HST	Half Story	360	150.060	54,023					
Net Sketched Area:			2,148	Total:	262,406				
Size Ad	1380	Gross Area	2508	FinArea	1764				

IMAGE**AssessPro Patriot Properties, Inc****MOBILE HOME**

Make: [] Model: [] Serial #: [] Year: [] Color: []

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
1	Metal Shed	D	Y	1	8X10	A	AV	1999	0.00	T	16	101						

More: N

Total Yard Items: []

Total Special Features: []

Total: []